

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
JANUARY 28, 2014**

1. Call meeting to order

The meeting was called to order at 6:34 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, John F. Schack, Willie Vaden, and Paul Pierce. Staff present: City Manager, Jim Gray, and City Secretary Kimberly Drysdale. There were approximately 20 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience.

There were no presentations from the Audience.

5. Consideration and action of the Minutes of the City Council Meeting of January 14, 2014.

Council Member Kemp made a motion to approve the Minutes of the City Council Meeting of January 14, 2014 and was seconded by Council Member Pierce. The motion was approved unanimously.

6. Presentation and discussion by Retail Coach.

As a representative of Retail Coach, Aaron Farmer gave an overview of the steps taken to date and the information accumulated. They have made two trips to Ingleside in which they did a License Plate Analysis at the various businesses in Ingleside at four different times of each day. From this, they were able to map the population and how far the typical retailer lives from the shopping area. They were also able to get the average household incomes and estimated loss revenues for this same mapped area. This data combined provided them a list of potential retailers that would be a good fit for Ingleside. Retail Coach has already been working with the City Manager, Jim Gray, to prepare a press release for these quality retailers. They began contacting those retailers and have had three requests for additional information.

The next step of this process is to put together some recommendations of things the City can do to improve their chances of enticing these retailers to the City of Ingleside. Some examples would be to streamline some of the processes for developers or things along those lines. This list of suggestions should be ready and brought back to Ingleside in March 2014. Then Retail Coach will step back for about twelve months to give the City time to make these changes and use the data provided to promote the City itself. They will still be available for assistance during this twelve month period.

7. Receive and discuss the City's financial situation, including but not limited to its budget, revenues, expenses, assets and debts.

Interim Finance Director Sandy Clarkson provided an overview of the finances and announced that the draft Audit is being reviewed and they are hopeful a presentation will be made in late February or March.

8. Consideration and action of the exclusive use of the baseball fields at Live Oak Park by the Ingleside Pony League for the February through August, 2014 season.

Council Member Pierce made a motion to approve the exclusive use of the baseball fields at Live Oak Park by the Ingleside Pony League for the February through August, 2014 season and was seconded by Council Member Kemp. The motion was approved unanimously.

9. Consideration and action of the exclusive use of the Dixie Diegal Baseball Fields by the Ingleside Little League for the February through August, 2014 season.

Council Member Kemp made a motion to approve the exclusive use of the Dixie Diegal Baseball Fields by the Ingleside Little League for the February through August, 2014 season and was seconded by Council Member Pierce. The motion was approved unanimously.

10. Public Hearing concerning an application filed by Dagger Island Partners, LTD, to rezone +/- 620 acres out of the following: Lots 11 and 12, Block M, Burton and Danforth Subdivision. Portions of the Wm. McDonough Survey, Abstract 184; The Edmond St. John Survey, Abstract 250; The Louis Von Zacharias Survey, Abstract 272; and the R.S. Williamson Survey, Abstract 283 as known as remainder of the Dagger Island Partners, LTD., PUD fronting FM 2725. Dagger Island Partners, LTD is requesting to be allowed to change the zoning from its present classification of a PUD (Planned Unit Development) to +/- 77 acres to R-1 (Single Family Residential), +/- 39 acres to M (Multi Family) and +/- 504 acres to I (Industrial District).

Mayor Perkins opened the Public Hearing at 6:59 p.m.

Speaking in favor of this change in zoning was Rick Dupriest. Also in the audience was the current property owner, Raymon Wetegrove. Mr. Dupriest provided an overview of the history of the property since 1967. This is the remaining land formerly known as the Live Oak Preserve with a current PUD (Planned Unit Development) zoning and they are requesting to rezone +/- 77 acres to R-1 (Single Family Residential), +/- 39 acres to M (Multi Family) and +/- 504 acres to I (Industrial District). Craig Thomas of Naismith Engineers showed the public and Council a possible rendition of the R-1 area to include approximately 280 single units.

There were no speakers against this zoning change.

Mayor Perkins closed the Public Hearing at 7:06 p.m.

11. Consideration and possible action of an Ordinance changing the zoning for the following property from its present zoning of PUD (Planned Unit Development) to R-1 (Single Family Residential), M (Multi Family), and I (Industrial District) and further providing for effective date, reading, severance, and publication: +/- 620 acres out of the following: Lots 11 and 12, Block M, Burton and Danforth Subdivision. Portions of the Wm. McDonough Survey, Abstract 184; The Edmond St. John Survey, Abstract 250; The Louis Von Zacharias Survey, Abstract 272; and the R.S. Williamson Survey, Abstract 283 as known as remainder of the Dagger Island Partners, LTD., PUD fronting FM 2725.

Council Members Schack, Kemp, Wilson, and Tucker's concerns with the R-1 (Single Family Residential) area were to have an entrance on 8th Street or at Avenue A, that there be a community park, to add sidewalks, and the drainage. Craig Thomas of Naismith Engineers explained this is only a sample drawing of a possible layout of the area. The developer has not requested a full workup of the potential neighborhood because the Council has not approved the rezoning yet.

Council Member Pierce was concerned that the zoning transition does not meet the Master Plan standards of Industrial, to Commercial, to Multi-Family, to Residential. City Manager Jim Gray stated that Ingleside does not have a lot of Commercial zoning or business on this side of town so he does not predict a concern in this area. Council Member Pierce stated that although he is in favor of the R-1 and Multi-Family, he is not in favor of the Industrial zoning on that side of FM 1069 and therefore he will vote against the zoning. Council Member Vaden stated that Industrial area abuts and would feed to the FM 2725 which is full of Industry and therefore he does not see a concern with the Industrial zoning.

Council Member Kemp made a motion to pass to a second reading an Ordinance changing the zoning for the following property from its present zoning of PUD (Planned Unit Development) to R-1 (Single Family Residential), M (Multi Family), and I (Industrial District) and further providing for effective date, reading, severance, and publication: +/- 620 acres out of the following: Lots 11 and 12, Block M, Burton and Danforth Subdivision. Portions of the Wm. McDonough Survey, Abstract 184; The Edmond St. John Survey, Abstract 250; The Louis Von Zacharias Survey, Abstract 272; and the R.S. Williamson Survey, Abstract 283 as known as remainder of the Dagger Island Partners, LTD., PUD fronting FM 2725; and was seconded by Council Member Schack. The motion was approved with Mayor Perkins and Council Members Wilson, Tucker, Kemp, Schack, and Vaden voting aye; and Council Member Pierce voting no.

12. **Public Hearing concerning an application for a Special Permit filed by RW Welding to temporarily allow an RV (recreational vehicle) on site for use as an office for the welding shop located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road.**

Mayor Perkins opened the Public Hearing at 7:16 p.m.

Speaking in favor of this Special Permit was Randy Wells. He stated he is wanting to start a welding shop at this location and will eventually add aluminum and stainless steel welding. He wants to use this trailer as a temporary residence and office until he builds his business up.

There were no speakers against this Special Permit.

Mayor Perkins closed the Public Hearing at 7:18 p.m.

13. **Consideration and possible action of an Ordinance granting a Special Permit to temporarily allow an RV (Recreational Vehicle) on site for use as an Office for the Welding Shop located at a portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road and further providing for effective date, reading, severance, and publication.**

After further questions by Council, Randy Wells stated he was already looking into a septic system for the site, that he would prefer a two year Special Permit, and that he is planning to live in part of the trailer while he is moving his equipment and growing his business at this location. The zoning appears to be C-2 and L-1. The placement of the trailer would be on the L-1 zoning area but the shop area that is being considered is within the C-2 area. Building Official John Davis stated he has talked with the current owner at one time and the owner stated he is willing to rezone if necessary. Since that time, Mr. Davis has left a message for the owner to rezone in order to allow the welding shop on this property.

Council Member Kemp made a motion to pass to a second reading an Ordinance granting a Special Permit to temporarily allow an RV (Recreational Vehicle) on site for use as an Office for the Welding Shop located at a portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road and further providing for effective date, reading, severance, and publication with the inclusion of Mr. Wells using the trailer as a temporary residence; and was seconded by Council Member Tucker. The motion was approved unanimously.

14. **Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential District) to I (Industrial District) and further providing for effective date, readings, severance, and publication: 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre**

tract as known as 1701 Main Street (EMR Facility). (Final Reading)

Council Member Pierce made a motion to approve Ordinance # 1095 changing the zoning for the following property from its present zoning of R-1 (Single Family Residential District) to I (Industrial District) and further providing for effective date, readings, severance, and publication: 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre tract as known as 1701 Main Street (EMR Facility); and was seconded by Council Member Kemp. The motion was approved unanimously.

15. **Consideration and action of an Ordinance granting a Special Permit to allow a residence in the rear of the property for security of the store at 2661 Hwy 361, said property is located at Lot 2-4, Block 16, Blaschke Subdivision and Abstract 185 McDough unplatted and further providing for effective date, reading, severance, and publication. (Final Reading)**

Council Member Pierce questioned if the zoning pyramid being considered by Council would have allowed this situation without a Special Permit and Building Official John Davis agreed it would allow this situation.

Council Member Pierce made a motion to approve Ordinance # 1096 granting a Special Permit to allow a residence in the rear of the property for security of the store at 2661 Hwy 361, said property is located at Lot 2-4, Block 16, Blaschke Subdivision and Abstract 185 McDough unplatted and further providing for effective date, reading, severance, and publication with the inclusion of one-year; and was seconded by Council Member Kemp. The motion was approved unanimously.

16. **Consideration and action of a Resolution to Order an election to be held on May 10, 2014 for the purpose of electing the Mayor for full term (two-year term) and three Council Members positions 2, 4, and 6 for full terms (two-year terms).**

Council Member Pierce made a motion to approve Resolution # 1083 to Order an election to be held on May 10, 2014 for the purpose of electing the Mayor for full term (two-year term) and three Council Members positions 2, 4, and 6 for full terms (two-year terms); and was seconded by Council Member Kemp. The motion was approved unanimously.

17. **Consideration and action of a Resolution authorizing the City Manager to execute an agreement between the City of Ingleside and Ingleside Independent School District for a joint election to be held on May 10, 2014.**

Council Member Pierce made a motion to approve Resolution # 1084 authorizing the City Manager to execute an agreement between the City of Ingleside and Ingleside Independent School District for a joint election to be held on May 10, 2014; and was seconded by Council Member Tucker. The motion was approved unanimously.

18. **Consideration and action of a Resolution by the City Council of the City of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 10, 2014.**

Council Member Pierce made a motion to approve Resolution # 1085 by the City Council of the City of Ingleside establishing procedures for a Joint General Election with the Ingleside Independent School District on May 10, 2014; and was seconded by Mayor Perkins. The motion was approved unanimously.

19. **Receive the quarterly report from the Ingleside Municipal Court for the period of October through December 2013.**

Council Member Schack questioned why there were no warrants issued in November and December since a Warrant Officer has been hired. Municipal Court Judge Cheryl Deal explained that she doesn't typically issue warrants during the holiday season but doubles their efforts in January and February to catch up on the work load.

Agenda items 21 and 22 were moved ahead of agenda item 20.

21. Staff Reports

City Manager Jim Gray provided updates and reminders regarding the following items:

- the interviews for Joint GIS position with SPEDC;
- the zoning pyramid ordinance will be brought back to Council on February 25, 2014 because it had to be republished for public hearings;
- the POCCA Celebration of the Completion of the LaQuinta Channel Extension set for February 7, 2014 includes a lunch; and
- the 2014 Parks and Recreation Events schedule to include "Market Days" for various vendors.

There were a few questions regarding the "Market Days" and Mr. Gray stated that all of the events will be held at N.O. Simmons Park. There will be a small vendor fee, but like most community events, it will only partially offset the cost of holding such an event and not make a profit.

22. Requests from Council Members

Council Member Pierce requested a future agenda item for a Proclamation regarding the Council's support of Marriage. City Manager Jim Gray asked that he email the information to staff in order for it to be reviewed by the City Attorney.

20. The City Council of the City of Ingleside may hold a closed executive session for the purpose of employee evaluation of Municipal Court Judge Cheryl Deal and/or City Manager Jim Gray pursuant to Section 551.074 (Personnel Matters) of the Texas Government Code.

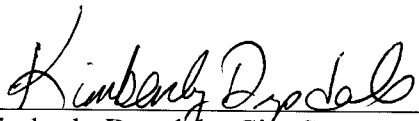
Mayor Perkins closed the Regular meeting to go into Executive Session at 7:44 p.m.

Mayor Perkins closed the Executive Session and re-opened the Regular meeting at 9:27 p.m.

23. Adjourn

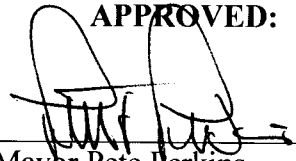
There being no further business, the meeting was adjourned at 9:28 p.m.

ATTEST:



 Kimberly Drysdale, City Secretary

APPROVED:



 Mayor Pete Perkins